



IT IS ORDERED as set forth below:

Date: June 5, 2020

Wendy L. Hagenau

**Wendy L. Hagenau
U.S. Bankruptcy Court Judge**

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

IN RE:	:	
	:	
TOM ALEX THOMPSON JR.	:	CHAPTER 13
	:	
Debtor.	:	CASE NO.: 17-64990-WLH

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**CONSENT ORDER GRANTING
DEBTOR'S MOTION TO SELL PROPERTY OF THE ESTATE**

This matter arose upon Debtor's Motion to Sell Property of the Estate (the "Motion") (Doc.No. 73).

A hearing was held on May 13, 2020. Appearances were made by Howard Slomka, counsel for debtor and Ryan Williams, counsel for Chapter 13 Trustee, and Michelle Hart Ippoliti representing Lakeview Loan Servicing, LLC ("Lakeview"), and Andrew McCullen representing Bank of New York Mellon ("Mellon"). The hearing was reset to June 10, 2020. The Motion seeks Court approval to sell property of the estate located at 3110 Clearwater Drive, Douglasville,

GA 30135 (the “Property”), and to pay off all liens on the Property.

Chapter 13 Trustee does not oppose the Motion and consents to the relief sought therein subject to the terms of this Consent Order.

After review of the record and pleadings in this case, and for good cause shown, it is hereby

ORDERED that Debtor’s Motion is GRANTED. The sale of the Property can proceed without further approval of the Court.

IT IS FURTHER ORDERED that the mortgages held by Lakeview and by Mellon shall both be paid in full direct from closing proceeds, and shown on the closing statement for the sale. In the event of any shortfall, the buyer of the Property shall increase the sales price in order to fully satisfy both mortgage liens, otherwise, the sale shall remain subject to the express written approval of Lakeview and Mellon. Upon payment to both lenders at closing, Trustee shall cease funding all claims by Lakeview and Mellon. All net sales proceeds after payment of closing costs and mortgage satisfactions shall be disbursed to the Chapter 13 Trustee.

IT IS FURTHER ORDERED that mortgage lenders shall be permitted to submit an updated payoff demand to the applicable escrow or title company facilitating the sale so that their claims are paid in full at the time the sale of the Property is finalized. In the event that the sale of the Property does not take place, both mortgage lenders shall retain their lien for the full amount due under the applicable loans.

END OF ORDER

Prepared by:

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/s (with express permission)
Laredia Thompson, Co-owner
CONSENT to sale of property

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